**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT**

**March 26, 2024**

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The Board of Directors ("Board") of Fern Bluff Municipal Utility District ("**District**") convened in a special meeting that was open to the public at 6:00 p.m., on the above-referenced date, at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas 78681, pursuant to notice posted in accordance with law.

Director Sabatino called the meeting to order and called the roll of the Board, to wit: **George Sabatino**, President; **Marc Smith**, Vice President; **Jessica Stempko**, Secretary; **Kevin Barnes**, Treasurer; and **Richard Horton**, Assistant Secretary-Treasurer. With all Directors present, a quorum was established.

Also, in attendance or joining during the meeting, were Janey Miller, the District's General Manager; Hector Alanis, the District's Operations Manager; Jeremiah Alcantar, the District's Assistant Operations Manager; Brian Schmidt, of Texas Law and Garden ("**TLG**"); and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, the District's Attorney ("**Evans Law**").

Next, the Board recited the Pledge of Allegiance.

Mr. Schmidt then reported on the status of the District's parks maintenance and landscaping. He indicated TLG is back to once-weekly park maintenance, every 3 weeks greenbelt maintenance as of March 1, 2024. He further reported TLG will be applying follow-up re-emergent in the next week. Mr. Schmidt also stated TLG performed irrigation facilities repairs in various places throughout the District. A brief discussion ensued regarding the summer watering schedule. Mr. Schmidt indicated TLG currently performs watering on Tuesdays and Fridays.

Next, Director Sabatino noted no citizens were present to address the Board.

The Board then considered approval of the monthly consent agenda, including minutes of their February 27, 2024, meeting; payment of bills and invoices; payment of transfers for operation expenses; pay requests; change orders; and customer charge write-offs. Director Stempko moved to approve the consent agenda; Director Horton seconded; and the Board voted unanimously to approve the motion.

On behalf of the Parks Committee, Director Stempko and Mrs. Miller reported the committee is working on the District's parks improvement plan and is in the process of researching new park equipment and mulching options. Mrs. Miller also reported she is in the process of seeking proposals to replace the District's tennis courts, including asphalt and concrete options, as well as options to add striping for pickleball.

On behalf of the Roads Committee, Mr. Alanis reported that the City of Round Rock continues to work on the Wyoming Springs Drive extension. Director Sabatino also reported that

he received notice indicating the city would be closing a portion of Hillside Drive in order for Brushy Creek MUD to replace one of its lift stations. Director Smith asked for follow-up information so that he could include it in the District's next newsletter.

Mrs. Miller then summarized the General Manager's report, a copy of which is included in the Board Packet. Among the topics already discussed, Mrs. Miller reviewed a proposal from TLG to install a new flower garden at the Harry Man Trail trailhead, including a monument style sign indicating the District's boundaries along the trail. After discussion, Director Smith moved to approve the proposal; Director Horton seconded; and the Board voted unanimously to approve the motion. Mrs. Miller further reported that she sent out a notice to the District's residents that the spring bulk solid waste pick-up would take place on May 4, 2024. Finally, Mrs. Miller reported that she has initiated discussions with the City of Round Rock regarding the renewal of the District's wholesale water service agreement.

On behalf of the Budget Committee, Director Barnes noted that, for the month of February and the 2023-2024 fiscal year thus far, the District's expenditures have been well below budget.

On behalf of the Community Center Committee, Mrs. Miller reported that she continues to work with District contractors to identify maintenance needs within the Community Center.

On behalf of the Deed Restriction Committee, Director Horton noted the Architectural Control Committee ("**ACC**") is working with a resident who is seeking approval to install "mini-split" air conditioning units on his residence. Director Barnes inquired if the ACC would be the entity responsible for reviewing requests to perform xeriscape landscaping. A discussion ensued.

Under Communications Committee, Director Smith indicated he is drafting an article for the District's next newsletter on the presentation that the Central Texas Water Coalition provided the Board with during their previous meeting. He stated he will also include a notice regarding the aforementioned May 4, 2024, bulk solid waste pick-up.

At this point, the Board retired into executive session pursuant to Section 551.071, Texas Government Code, to discuss agenda item #15 with Mr. Evans. The Board then reconvened in open session and Director Sabatino announced that the Board neither made any decisions, nor took any votes.

The Board then set their next regular meeting for April 23, 2024, at 6:00 p.m.

There being no further business, the Board adjourned.

[*Execution page follows.*]

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Jessica Stempko, Secretary
Board of Directors
Fern Bluff Municipal Utility District

Attachments
Fern Bluff Municipal Utility District
Board of Directors Meeting

1. Board Packet